

Preston J. Dugas III
Dugas & Circelli, PLLC
1707 River Run, Suite 703
Fort Worth, Texas 76107

Monday, November 20, 2023

Property Owner: Stephen Mullican and Kelley Mullican
Date of Loss: 10/15/2020
Claim No.: 3612N432Q

As requested by Dugas & Circelli, PLLC, Bovini Consultants was retained to ascertain the reasonable and necessary costs to repair the damage to the Property at 6000 Country Ridge Lane NeWalla, Oklahoma 74857 that was damaged by a fire event. It is my understanding that Stephen Mullican and Kelley Mullican has hired an Engineer by the name of Chad Williams with Valor Forensic Engineering Services who has opined on the cause of the damage and provided a general scope of the fire damage as recorded in his report dated June 6, 2021.

All opinions and conclusions rendered in this report have been formulated within a reasonable degree of professional certainty based upon the result of a detailed inspection of the Property, a review of the materials listed in my report, my training, skill, experience and specialized knowledge as an independent adjuster and public adjuster, and a review of the scope of work outlined in Valor Forensic Engineering Services' report. Based on this, I have prepared and attached an estimate at Exhibit B, of the reasonable and necessary costs to repair and/or replace Property considered to be damaged by the October 15, 2020 fire as outlined in Valor Forensic Engineering Services' reports and the reasonable and necessary costs. Any change in the scope of work of this report should be incorporated into the estimate at Exhibit B to ensure that the most accurate scope of work is utilized.

I do not have any association or interest in any firm or individual privy to this lawsuit and all findings are independent and based upon the facts and data obtained to date. My findings and conclusions as set forth herein have been based on my site inspection, review of materials listed in my report, and my industry experience, knowledge, skill, and training as a licensed public adjuster and also as an independent adjuster for the past 16 years.

Qualifications

I have been a licensed Public Insurance Adjuster since 2016. To become a Public Insurance Adjuster, I had to successfully pass a complicated state licensing exam. I have also been an independent insurance adjuster for approximately 16 years and handled many commercial and residential insurance claims like the insurance claim that is the subject of this report.

Through these experiences, I have adjusted hundreds of hail, wind, water damage, and fire damage claims during my career including commercial and residential claims similar to the one at issue, and created thousands of estimates for the reasonable cost to repair and replace damage to Property and for reasonable and necessary safety protocols. Further, I am a certified level 1,2 and 3 user for Xactimate which is industry standard software used to create estimates for the cost to repair and replace property damage. I am required by the Texas Insurance Code, Title 13, Chapter 4102, § 4102.109 to complete at least twenty-four hours of continuing education every two years, along with ethics requirements, and I remain in good standing regarding my CE credits. My current curriculum vitae is attached here as Exhibit A and sets forth in detail my industry experience and formal education. I have been paid or will be paid \$1500.00 for my evaluation, scope, and reporting. For additional work related to this loss I expect to be paid my

hourly rate of \$250.00 per hour plus any expenses. If my testimony is necessary in this matter, I will charge a reasonable rate per hour.

Materials Reviewed

Attached is a list of cases in which I have testified or given depositions as an expert in the previous four years. I have reviewed the following materials in forming my opinion:

1. Valor Forensic Engineering Services Report
2. State Farm's Estimate dated May 6, 2021
3. Oklahoma County Assessor's Website
4. Oklahoma City Fire Department Report
5. Photographs of the Property
6. Matterport: <https://bit.ly/sm6000>

Exhibit B attached to this report is a true and correct copy of my estimate for the reasonable and necessary costs to repair and/or replace the property that is considered damaged (herein referred to as "Estimate"). My Estimate includes detailed line-items of property that is damaged and required labor because of the damage using the Xactimate software program with an updated price database that reflects pricing as of November 2023. Xactimate is the industry standard estimating software. This software is accepted and incorporated by the largest insurance companies in this industry including the Defendant in this lawsuit and uses a price database that is updated monthly by zip code to ensure the accuracy of pricing.

My Estimate attached hereto includes depreciation for each item and reflects the Actual Cash Value ("ACV"). ACV is the Replacement Cost Value ("RCV") minus depreciation. Depreciation is often calculated by using the age of the item, divided by the life expectancy to arrive at a percentage. The percentage is then multiplied by the RCV to derive the ACV.

Xactimate uses the Life Expectancy of Housing Components report obtained from the National Association of Home Builders (NAHB), a widely accepted, comprehensive resource on the life expectancy of housing components as the basis for the life expectancy portion of the calculation. Based upon my review of the Oklahoma County Assessor the single-story, wood-fiber siding structure was built circa 2001. The exact age of each roof is approximately twenty years of age.

Background

The subject structures are single-story, approximately 1,595 square feet, dwellings. The Oklahoma County Assessors website indicated that the subject dwelling was constructed in 2001 indicating that the building was approximately 20 years old at the time of the site evaluation and fire damage. The dwelling was constructed with a concrete slab-on-grade foundation supporting conventional wood-framed walls. The exterior of the building was clad with what appeared to be painted wood-fiber wood look siding. The roof system covering is constructed of laminated-style-asphalt-composition shingles. The age of the roofing is approximately 20 years as of the date of loss on October 15, 2020.

The physical evidence observed and measured at the Property indicated that the damage was more likely than not caused by the October 15, 2020 fire which resulted in the following extensive fire damage to the Property. This is supported by the fire report attached to Valor Forensic Engineering Services' June 6, 2021 report at Section 4, attachment B in addition to other documents described below.

Findings based on Documents and Experience

Based on the aggregate and totality of information obtained from the Valor Forensic Engineer Services report, it is the opinion of Chad Williams with Valor Forensic Engineer Services that the October 15, 2020 fire caused the damages referenced herein to the subject structure located at 6000 Country Ridge Lane, NeWallla, Oklahoma 74857 necessitating corrective action. He found that the fire to the dwelling resulted in, but was not limited to the following damages:

1. The conceptual scope of repairs for the subject residence as a result of the fire reported on October 15, 2020, includes:
 - a. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the charred/delaminated roof decking along the northern approximately 50 feet of the dwelling..
 - b. Removal and reconstruction of the burned studs along the pass-through on the kitchen wall along the south side of the kitchen. Removal and reconstruction of the burned/charred framing along the perimeter walls of the kitchen, pantry, and hallway.
 - c. Removal and reconstruction of the roof and ceiling frame over the northern approximately 50 feet of the dwelling due to the charring of the members and the observed heat damages.
 - d. Removal and reconstruction of the interior finishes which had been demolished over the northern approximately 2/3rds of the living space in the dwelling and the interior finishes along the south end of the building.
 - e. Removal and reconstruction of the door frame from the living room to the back (east) covered porch.
 - f. Removal and replacement of the sections of the soffit and fascia panels along the perimeter of the dwelling due to the accumulation of soot, the areas of heat-damaged finishes, and the full loss of the section along the east side of the dwelling. This also includes sections of the gutter which were deformed from the heat and where the coatings had burned off along the perimeter.
 - g. Removal and replacement the perimeter windows of the dwelling. If the intent is to maintain an 'as constructed' exterior flanged windows. It will be necessary to remove the existing siding, restore the underlying moisture-resistant barrier, and then install the new windows and flashing. Given the extent of the siding demolition which would be needed to maintain the flanged windows, the full removal and replacement of the exterior siding should be considered.
2. At the time of the site evaluation, portions of the framing located along the exterior walls remained in place. During the demolition process, it is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.
3. If the intent is to maintain an 'as constructed' exterior flanged windows, it will be necessary to remove the existing siding, restore the underlying moisture-resistant barrier, and then install the new windows and flashing.
4. The exterior siding of the dwelling had areas of heat damage toward the northeast corner of the dwelling, areas of lesser heat damage near various soffit vents, and areas of soot across the entirety of the perimeter of the dwelling. If the exterior siding is not to be replaced to maintain the

flanged windows as discussed above, it will be necessary to complete localized repairs to the exterior siding to correct the aforementioned heat/fire damage. In order to complete this repair, it will be necessary to locate compatible and visually consistent wood fiber siding to interface with the existing siding and to then repaint the exterior of the dwelling to maintain a cohesive appearance. Should compatible and visually consistent wood fiber siding not be available, the removal and replacement of the exterior siding in its entirety should be considered.

5. Given the extent of damage relative to the fire and the removal of systems prior to the site evaluation, it is recommended that the plumbing, electrical, and HVAC systems be replaced to ensure conformance with current building codes and manufacturer recommendations.

6. It is recommended to consult with a property credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed. The industrial hygienist should also provide recommendations relative to the remediation of the continuous water intrusions and damage to the remaining wall board wall and ceiling surfaces of the dwelling due to the burned-through holes within the roof system.

7. Given the necessary and extensive scope of the repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

Based on the scope of work outlined above and in Valor Forensic Engineering Services' June 6, 2021 report, and additional documents mentioned above, I have created an estimate for the reasonable necessary cost of repairs for the fire damage to the property and building materials affected by fire, and the implementation of reasonable safety protocols as necessary. This estimate is attached to this report at Exhibit B.

Additionally, I recommend that all work associated with this loss be performed by suitably licensed contractors per current CODE while implementing, where applicable, requirements mandated by the authority having jurisdiction, manufacturer's installation procedures, etc.

Conclusion

Based on my experience, knowledge, training, and skill as a licensed independent adjuster, public adjuster, and contractor, review of the Valor Forensic Engineering Services report, and other reasonable and necessary safety measures, and review of the property, the reasonable and necessary costs to repair and/or replace the property at 6000 Country Ridge Lane NeWalla, OK 74857 that was damaged from the October 15, 2020 fire event is:

1. RCV: Coverage A \$375,247.81
2. ACV: Coverage A \$342,971.25

These values are reflected in Exhibit B along with each item considered damaged, labor considered to be necessary to complete the work, and the estimated cost to implement that plan.

All opinions herein are true and accurate based on my education, training, experience as an appraiser, licensed insurance adjuster, licensed public adjuster, evidence of fire damage found at the Property, documents that I have been provided to review, and facts as they were provided to me from the Plaintiffs. All opinions and information contained herein may be subject to change

based on new information provided. I reserve all rights to create an addendum based on new facts, if any provided by either party.

/s/Duane Smith

Duane Smith

Exhibit A



DARRELL DUANE SMITH

BOVINI CONSULTANTS, LLC
PROPERTY LOSS CONSULTANT
CURRICULUM VITAE

2230 VZ County Road, Ben Wheeler, TX 75754
C: (903) 216-0089
E: duane@boviniconsultants.com

SKILLS

Dispute Resolution
Certified Appraiser & Umpire
Xactimate Level 1,2 & 3
Scoping & Estimating
Roof Sketch
Advanced Computer Skills
Complex Roof Insurance Claims
Over twenty years of Residential and Commercial Construction experience
Assessment of Hail-Damaged Roofing
Catastrophe Claims Handling and Management

EXPERIENCE

Residential and Commercial Property
2022- Present FKS Insurance Services, Independent Senior Complex Claims Adjuster
2016-Present Allied American, Independent Senior Complex Claims Adjuster
2016-Present, Senior Public Insurance Adjuster
2014-Present Brush County Claims, Independent Senior Complex Claims Adjuster
2013-2014 Providence Engineering, Independent General Commercial Adjuster/Consultant
2005-2014 GAB Robins Independent General Adjuster
Commercial, Farm and Ranch Property, Worldwide/Global
2005-Present Inside Adjusters, LLC Independent File Examiner, Residential and Commercial Property
2009-2011 Liberty Mutual, Inside File Examiner Commercial Property, Large Loss Commercial Property
2007-2009 Mills Mehr & Associates, Independent Senior Complex Claims Commercial Adjuster

EDUCATION

Carlisle High School Graduate – Class of 1985
Texas A&M Training Course – Real Estate – Oil & Gas Land Man Certified
TX All Lines Insurance Adjuster – Licensed 2006 License #1366560 TX Public Adjuster License – Licensed 2016 License #2064081 LA Public Adjuster License – Licensed 2020 License #504884
LA Appraiser

ASSOCIATIONS/CERTIFICATIONS

P.L.A.N. (CPLA) (CPLU) Certified Appraiser & Umpire
IAUA (CPAU) Certified Appraiser & Umpire
Xactimate Certified Level I, Level II and Level III
OSHA 10 Certified
AFIS Certified - Agribusiness & Farm Business Specialist
Liberty Mutual Commercial Certified
Allstate Wind & Hail Certified
State Farm Wind & Hail Certified
American Family Wind & Hail Certified
Florida Citizens Certified
TWIA Certified
HAAG Certified

EXPERT TESTIMONY EXPERIENCE/DEPOSITIONS/TRIAL

02/28/2023 Pollard Memorial United Methodist Church v. Church Mutual Insurance Company, Civil Action No. 6:22-cv-00158-JCB Deposition

02/08/2023 Gardenbure, LLC v. Century Surety Company, Civil Action No. 6:21-cv-00873-ADA-DTG Deposition

11/04/2022 NP Rodeo Holdings, LLC dba Luna Lodge v. Nautilus Insurance Company, Civil Action No. 3:21-cv-1901-G Deposition

9/29/2022 Mineola First Baptist Church v. Church Mutual Insurance Company, Civil Action No. 6:20-cv- 00403-JCB Deposition

8/17/2022 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, US District Court for the Northern District of Texas Dallas Division. Expert witness for plaintiff in tornado evaluation that allegedly caused damage to the roof, structure, exterior, property, and that resulted in water ingress to the interior.

5/17/2022 Hilltop Church of the Nazarene v. Church Mutual Insurance Company, Civil Action No. 6:21- cv-00322-JCB Deposition

3/7/2022 ABC Carr Enterprises v. Union Standard Insurance Company, Civil Action No. 6:21-cv-00129- JCB Deposition

3/03/2022 Beta Tele page v. State Auto Insurance Companies, Civil Action No. 6:21-cv-00127-JCB Deposition

11/02/2021 Aspen Specialty Insurance Company v. Yin Investments USA, Civil Action No. 6:20-cv- 00153, US District Court for the Eastern District of Texas Tyler Division. Public Adjuster for defendant in hail and wind evaluation that allegedly caused damage to the roof, exterior, property, and that resulted in water ingress to the interior- Trial 11/2/21 to 11/3/21.

12/15/2021 Robert Tom Buck v. Columbia Mutual Insurance Company, Cause No. DC-20-18234 Deposition

9/03/2021 Nasrin Jajou v. Safeco Insurance Company of Indiana, Civil Action No. SA-20-CV-839-XR Deposition

3/02/2021 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, Deposition

Exhibit B



Bovini Consultants LLC

Bovini Consultants LLC
2230 VZ County Road 4310
Ben Wheeler, TX 75754
903-216-0089

Insured: Stephen Mullican and Kelley Mullican
Property: 6000 Country Ridge Ln
Newalla, OK 74857

Estimator: Bovini Consultants LLC
Company: Bovini Consultants LLC
Business: 2230 VZ County Road 4310
Ben Wheeler, TX 75754

Business: (903) 216-0089
E-mail: duane@boviniconsultants.com

Claim Number: 3612N432Q

Policy Number:

Type of Loss: Fire

Date of Loss: Date Received: 11/13/2023 12:00 AM
Date Inspected: Date Entered: 11/17/2023 12:00 AM

Price List: OKOC8X_NOV23
Restoration/Service/Remodel
Estimate: MULLICAN_STEPHEN



Bovini Consultants LLC

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MULLICAN_STEPHEN

Main

Main

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Permit Fees per Oklahoma City Fee Schedule*	1.00 EA	1,906.82	0.00	381.36	2,288.18	(0.00)	2,288.18
Total: Main			0.00	381.36	2,288.18	0.00	2,288.18

General

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
2. Temporary toilet (per month)	6.00 MO	151.00	0.00	181.20	1,087.20	(0.00)	1,087.20
3. Temporary power - hookup	1.00 EA	282.55	0.00	56.52	339.07	(0.00)	339.07
4. Final cleaning - construction - Residential	3,480.00 SF	0.27	0.00	187.92	1,127.52	(0.00)	1,127.52
5. Temporary power usage (per month)	6.00 MO	109.84	75.79	146.96	881.79	(0.00)	881.79
6. Temporary heat - usage - per month (price adjusted for local residential)*	6.00 MO	84.03	220.03	144.84	869.05	(0.00)	869.05
7. Temporary water - usage - per month - Commercial	6.00 MO	56.00	0.00	67.20	403.20	(0.00)	403.20
Totals: General		295.82		784.64	4,707.83	0.00	4,707.83
Total: Main		295.82		1,166.00	6,996.01	0.00	6,996.01

Dwelling

Safety/OSHA

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
8. Lifeline anchor point	4.00 EA	34.95	11.48	30.26	181.54	(0.00)	181.54
9. Fall protection harness and lanyard - per day	70.00 DA	8.00	0.00	112.00	672.00	(0.00)	672.00
10. General clean - up	80.00 HR	36.79	0.09	588.66	3,531.95	(0.00)	3,531.95
11. Residential Supervision / Project Management - per hour	120.00 HR	57.04	0.00	1,368.96	8,213.76	(0.00)	8,213.76
12. Telehandler/forklift and operator	8.00 HR	126.18	0.00	201.88	1,211.32	(0.00)	1,211.32
13. Delivery charge *	1.00 EA	950.00	0.00	190.00	1,140.00	(0.00)	1,140.00
14. Roofers Material Hoist	1.00 EA	575.00	22.43	119.48	716.91	(0.00)	716.91
15. Equip. setup, take down & monitoring - after hrs	120.00 HR	101.52	0.00	2,436.48	14,618.88	(0.00)	14,618.88



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CONTINUED - Safety/OSHA

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Safety/OSHA			34.00	5,047.72	30,286.36	0.00	30,286.36

Temporary Repairs

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
16. Tarp - all-purpose poly - per sq ft (labor and material) (landscape protection) *	310.00 SF	0.79	8.20	50.62	303.72	(0.00)	303.72
Totals: Temporary Repairs			8.20	50.62	303.72	0.00	303.72

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Remove Laminated - comp. shingle rfg. - w/ felt	30.70 SQ	59.75	0.00	366.86	2,201.19	(0.00)	2,201.19
18. R&R Sheathing - OSB - 1/2"	3,070.00 SF	2.56	190.65	1,609.98	9,659.83	(221.04)	9,438.79
19. Asphalt starter - universal starter course	227.00 LF	1.98	14.88	92.88	557.22	(51.76)	505.46
20. Laminated - comp. shingle rfg. - w/ felt	33.33 SQ	280.58	508.75	1,972.10	11,832.58	(1,769.56)	10,063.02
21. Ridge cap - composition shingles*	178.00 LF	4.44	27.63	163.58	981.53	(96.12)	885.41
22. Ice & water barrier	1,422.00 SF	1.61	75.22	472.92	2,837.56	(261.65)	2,575.91
23. Flashing - pipe jack	4.00 EA	49.72	8.08	41.40	248.36	(28.10)	220.26
24. Roof vent - turtle type - Metal	8.00 EA	65.88	21.18	109.64	657.86	(73.66)	584.20
25. Roof vent - turbine type	2.00 EA	152.44	23.23	65.62	393.73	(80.80)	312.93
26. Drip edge	227.00 LF	2.78	30.28	132.28	793.62	(105.33)	688.29
27. Digital satellite system - Detach & reset	2.00 EA	52.88	0.00	21.16	126.92	(0.00)	126.92
28. Digital satellite system - alignment and calibration only	1.00 EA	158.64	0.00	31.72	190.36	(0.00)	190.36
Totals: Roof			899.90	5,080.14	30,480.76	2,688.02	27,792.74

Debris Removal



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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Dumpster load - Approx. 40 yards, 7-8 tons of debris	4.00 EA	671.57	0.00	537.26	3,223.54	(0.00)	3,223.54
30. Demolish/remove - bedroom/room (over 200 sf)	1,235.00 SF	4.44	0.00	1,096.68	6,580.08	(0.00)	6,580.08
31. Demolish/remove - bathroom (over 50 sf)	124.00 SF	12.57	0.00	311.74	1,870.42	(0.00)	1,870.42
32. Demolish/remove - kitchen/laundry	140.00 SF	10.72	0.00	300.16	1,800.96	(0.00)	1,800.96
33. General Demolition - per hour (Exterior Trades & Framing)*	112.00 HR	48.22	0.00	1,080.12	6,480.76	(0.00)	6,480.76
Totals: Debris Removal			0.00	3,325.96	19,955.76	0.00	19,955.76

Framing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
34. Stud wall - 2" x 4" - 16" oc (Interior)*	1,396.00 SF	2.29	125.22	664.40	3,986.46	(145.18)	3,841.28
35. Sheathing - OSB - 1/2" (Exterior Walls) *	1,479.00 SF	1.39	91.85	429.54	2,577.20	(106.49)	2,470.71
36. Joist - ceiling - 2x10 - w/blocking - 16" oc*	2,219.00 SF	3.55	418.50	1,659.20	9,955.15	(485.22)	9,469.93
37. Rafters - 2x6 - 24" OC (3-5/12 Gable, per SF of floor)	2,219.00 SF	2.41	224.56	1,114.48	6,686.83	(260.36)	6,426.47
38. Add charge for framing steep roof - 6/12*	3,070.00 SF	0.18	24.71	115.46	692.77	(28.65)	664.12
39. Hip or roof intersection 6/12 slope (hip/valley length)	170.00 LF	69.02	484.84	2,443.64	14,661.88	(562.13)	14,099.75
Totals: Framing			1,369.68	6,426.72	38,560.29	1,588.03	36,972.26

Soffit, Fascia & Gutters

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
40. Gutter / downspout - aluminum - up to 5"	263.00 LF	9.63	145.18	535.58	3,213.45	(504.96)	2,708.49
41. Soffit - box framing - 2' overhang	223.00 LF	8.67	29.75	392.64	2,355.80	(34.49)	2,321.31
42. Soffit & fascia - wood - 2' overhang	223.00 LF	18.26	197.47	853.90	5,123.35	(228.95)	4,894.40
43. Soffit vent - linear	223.00 LF	8.89	119.76	420.46	2,522.69	(138.85)	2,383.84
44. Soffit - wood (Carport)*	720.00 SF	7.93	219.42	1,185.80	7,114.82	(254.40)	6,860.42
45. Two ladders with jacks and plank (per day)	4.00 DA	122.33	0.00	97.86	587.18	(0.00)	587.18
Totals: Soffit, Fascia & Gutters			711.58	3,486.24	20,917.29	1,161.65	19,755.64



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Siding

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
46. House wrap (air/moisture barrier)	1,479.00 SF	0.42	32.32	130.70	784.20	(37.47)	746.73
47. Siding - lap pattern - 12"*	1,479.00 SF	5.45	379.29	1,687.98	10,127.82	(659.63)	9,468.19
48. Trim board - 1" x 4" - installed (pine) (Corners)*	96.00 LF	3.68	22.19	75.10	450.57	(25.73)	424.84
49. Window trim set (casing & stop)	186.00 LF	5.66	68.02	224.16	1,344.94	(78.86)	1,266.08
50. Trim board - 1" x 2" - installed (pine) (Frieze)*	185.00 LF	2.68	24.89	104.14	624.83	(28.86)	595.97
Totals: Siding			526.71	2,222.08	13,332.36	830.55	12,501.81

Windows

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
51. Aluminum window, single hung 4-8 sf (2 pane w/thermal)	3.00 EA	306.69	83.05	200.64	1,203.76	(288.86)	914.90
52. Aluminum window, single hung 9-12 sf (2 pane w/thermal)	7.00 EA	386.36	257.91	592.48	3,554.91	(897.09)	2,657.82
53. Specialty aluminum window unit	4.00 EA	487.67	193.95	428.94	2,573.57	(674.59)	1,898.98
54. Add on for grid (double or triple glazed windows)	154.00 SF	4.17	73.85	143.22	859.25	(256.87)	602.38
55. Add. charge for a retrofit window, 3-11 sf - difficult	4.00 EA	160.03	8.16	129.66	777.94	(28.37)	749.57
56. Add. charge for a retrofit window, 12- 23 sf - difficult	10.00 EA	222.68	35.13	452.38	2,714.31	(122.20)	2,592.11
57. Window blind - PVC - 2" - up to 7 SF	3.00 EA	72.44	10.98	45.66	273.96	(38.18)	235.78
58. Window blind - PVC - 2" - 7.1 to 14 SF	7.00 EA	87.22	35.79	129.26	775.59	(124.49)	651.10
59. Window blind - wood - 2" - 7.1 to 14 SF	4.00 EA	127.77	39.10	110.04	660.22	(136.02)	524.20
Totals: Windows			737.92	2,232.28	13,393.51	2,566.67	10,826.84

Storm Door

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Storm door assembly - High grade	1.00 EA	362.59	31.97	78.92	473.48	(111.20)	362.28
Totals: Storm Door			31.97	78.92	473.48	111.20	362.28



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Paint

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
61. Seal & paint siding*	1,479.00 SF	1.90	88.44	579.70	3,478.24	(307.63)	3,170.61
62. Seal & paint trim - two coats*	467.00 LF	1.46	7.52	137.86	827.20	(26.15)	801.05
63. Seal & paint window opening (per side) *	14.00 EA	32.30	8.98	92.24	553.42	(31.25)	522.17
64. Prime & paint gutter / downspout	263.00 LF	1.64	7.26	87.72	526.30	(25.25)	501.05
65. Prime & paint exterior soffit - wood	1,166.00 SF	2.28	61.68	544.04	3,264.20	(214.54)	3,049.66
66. Prime & paint exterior fascia - wood, 4"- 6" wide	223.00 LF	1.71	4.62	77.18	463.13	(16.06)	447.07
67. Two ladders with jacks and plank (per day)	4.00 DA	122.33	0.00	97.86	587.18	(0.00)	587.18
Totals: Paint		178.50	1,616.60	9,699.67	620.88	9,078.79	

Interior

Interior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
68. Batt insulation - 4" - R13 - paper / foil faced	1,487.77 SF	1.10	135.16	354.36	2,126.07	(156.71)	1,969.36
69. Blown-in insulation - 12" depth - R30	1,498.81 SF	1.41	179.26	458.52	2,751.10	(207.83)	2,543.27
Total: Interior		314.42	812.88	4,877.17	364.54	4,512.63	

Cleaning

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
70. Clean floor slab*	1,499.00 SF	0.50	1.72	150.24	901.46	(0.00)	901.46
71. Concrete sealer - brush or spray applied	1,499.00 SF	1.06	127.56	343.30	2,059.80	(443.70)	1,616.10
72. Clean stud wall	2,592.00 SF	1.08	5.96	561.08	3,366.40	(0.00)	3,366.40
73. Seal stud wall for odor control (shellac)	2,592.00 SF	1.09	104.33	585.92	3,515.53	(362.88)	3,152.65
74. Deodorize building - Ozone & hydroxyl treatment	11,992.00 CF	0.06	0.00	143.90	863.42	(0.00)	863.42
Totals: Cleaning		239.57	1,784.44	10,706.61	806.58	9,900.03	

Electrical

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
MULLICAN_STEPHEN					11/20/2023		Page: 6



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CONTINUED - Electrical

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
75. Rewire - average residence - copper wiring*	1,499.00 SF	4.32	115.50	1,318.24	7,909.42	(200.87)	7,708.55
76. Meter base and main disconnect - 200 amp	1.00 EA	531.29	20.89	110.44	662.62	(72.64)	589.98
77. Grounding rod - copper clad with clamp, 8'	1.00 EA	127.39	2.05	25.90	155.34	(3.56)	151.78
78. Trunk cable - aluminum - 4 wire 2/0	10.00 LF	14.85	5.96	30.90	185.36	(6.91)	178.45
79. Breaker panel - 200 amp w/arc fault breakers	1.00 EA	2,553.70	167.67	544.28	3,265.65	(583.22)	2,682.43
80. 220 volt outlet	1.00 EA	37.26	1.27	7.72	46.25	(4.42)	41.83
81. Ground fault interrupter (GFI) outlet	3.00 EA	35.75	6.31	22.72	136.28	(21.94)	114.34
82. Outlet	38.00 EA	17.85	9.31	137.52	825.13	(32.38)	792.75
83. Switch	23.00 EA	18.65	7.75	87.36	524.06	(26.96)	497.10
84. Phone, TV, or speaker outlet	5.00 EA	22.95	4.16	23.80	142.71	(14.46)	128.25
85. Smoke detector	5.00 EA	66.76	16.11	69.98	419.89	(56.04)	363.85
86. Door bell/chime	1.00 EA	157.02	4.60	32.32	193.94	(15.99)	177.95
87. Safety switch (disconnect) - 60 amp 240v 3P type 1	1.00 EA	679.54	33.47	142.60	855.61	(116.40)	739.21
88. Intruder alarm panel	1.00 EA	554.83	30.94	117.14	702.91	(107.60)	595.31
89. Meter mast weatherhead for overhead power - 2"	1.00 EA	376.75	1.33	75.62	453.70	(2.31)	451.39
Totals: Electrical			427.32	2,746.54	16,478.87	1,265.70	15,213.17

Lights

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
90. Exterior light fixture - High grade	4.00 EA	133.56	34.50	113.74	682.48	(120.02)	562.46
91. Light fixture - High grade	10.00 EA	109.55	58.65	230.84	1,384.99	(204.00)	1,180.99
92. Ceiling fan & light	4.00 EA	385.17	69.57	322.06	1,932.31	(241.97)	1,690.34
93. Chandelier	1.00 EA	271.82	14.67	57.30	343.79	(51.04)	292.75
94. Light bar - 3 lights	2.00 EA	85.30	6.15	35.36	212.11	(21.40)	190.71
95. Light bulb - Incand. standard bulb - 1000 hr - (incl. materials and \$1 for labor)	61.00 EA	1.08	7.58	14.70	88.16	(26.35)	61.81
Totals: Lights			191.12	774.00	4,643.84	664.78	3,979.06



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Plumbing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
96. Rough in plumbing - includes supply and waste lines*	1,499.00 SF	4.97	277.54	1,545.50	9,273.07	(965.36)	8,307.71
97. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,213.05	81.55	258.94	1,553.54	(283.65)	1,269.89
98. Flexible gas supply line connector - 1/2" - 25" to 48"	1.00 EA	43.45	3.50	9.40	56.35	(12.16)	44.19
99. Water heater overflow drain pan	1.00 EA	62.09	3.22	13.06	78.37	(11.20)	67.17
100. Toilet	2.00 EA	587.38	75.08	249.98	1,499.82	(87.05)	1,412.77
101. Toilet seat	2.00 EA	61.58	7.24	26.08	156.48	(25.18)	131.30
102. Bathtub	2.00 EA	1,035.63	108.92	436.04	2,616.22	(378.84)	2,237.38
103. Tub/shower faucet	2.00 EA	346.00	32.20	144.84	869.04	(112.00)	757.04
104. Sink - single	2.00 EA	300.37	37.72	127.68	766.14	(131.18)	634.96
105. Sink faucet - Bathroom	2.00 EA	245.56	33.97	105.02	630.11	(118.16)	511.95
106. Sink - double*	1.00 EA	422.39	31.77	90.84	545.00	(110.50)	434.50
107. Sink faucet - Kitchen - High grade	1.00 EA	419.56	37.00	91.32	547.88	(128.68)	419.20
108. Angle stop valve	8.00 EA	46.58	11.48	76.82	460.94	(19.97)	440.97
109. Washing machine outlet box with valves	1.00 EA	299.19	5.00	60.84	365.03	(17.38)	347.65
Totals: Plumbing		746.19	3,236.36	19,417.99	2,401.31	17,016.68	

HVAC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
110. Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA	5,817.63	245.25	1,212.58	7,275.46	(853.04)	6,422.42
111. Air handler - with heat element - 3 ton	1.00 EA	2,133.63	129.39	452.60	2,715.62	(450.04)	2,265.58
112. Central air conditioning system - 3 ton - up to 13 SEER	1.00 EA	3,851.85	266.67	823.72	4,942.24	(927.55)	4,014.69
113. Furnace vent - double wall, 5"	15.00 LF	36.34	32.05	115.44	692.59	(111.48)	581.11
114. Furnace - forced air - 100,000 BTU	1.00 EA	2,903.32	210.77	622.82	3,736.91	(733.12)	3,003.79
115. Furnace vent - rain cap and storm collar, 5"	2.00 EA	89.54	7.92	37.40	224.40	(27.56)	196.84
116. Condensate drain line	1.00 EA	73.90	1.15	15.02	90.07	(1.34)	88.73
117. Thermostat	1.00 EA	117.50	5.93	24.68	148.11	(20.63)	127.48
118. Ductwork - flexible - insulated - 4" round	12.00 LF	9.91	4.86	24.76	148.54	(16.90)	131.64
Totals: HVAC		903.99	3,329.02	19,973.94	3,141.66	16,832.28	

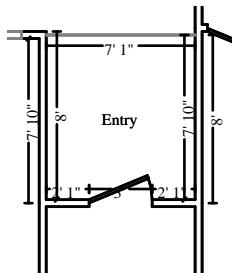


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Fireplace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
119. Fireplace, zero clnce, gas burning, w/ venting	1.00 EA	4,120.82	344.27	893.02	5,358.11	(1,197.45)	4,160.66
120. Direct vent fireplace blower - add on	1.00 EA	202.71	17.29	44.00	264.00	(60.14)	203.86
121. Fireplace hearth - tile	24.00 SF	16.44	22.99	83.52	501.07	(26.66)	474.41
122. Fireplace gas log set - 18" to 24"	1.00 EA	451.33	41.36	98.54	591.23	(143.88)	447.35
Totals: Fireplace			425.91	1,119.08	6,714.41	1,428.13	5,286.28



Entry

Height: 8'

163.33 SF Walls
218.82 SF Walls & Ceiling
6.17 SY Flooring
22.92 LF Ceil. Perimeter

55.49 SF Ceiling
55.49 SF Floor
19.92 LF Floor Perimeter

Door	3' X 6' 8"	Opens into Exterior
Missing Wall	7' 1" X 8'	Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
123. Tile floor covering	55.49 SF	10.45	32.86	122.56	735.29	(57.15)	678.14
124. Baseboard - 2 1/4" stain grade	19.92 LF	3.42	3.96	14.42	86.51	(4.59)	81.92
125. 1/2" drywall - hung, taped, ready for texture	218.82 SF	2.82	16.10	126.64	759.81	(18.67)	741.14
126. Mask per square foot for drywall work	55.49 SF	0.32	0.45	3.66	21.87	(0.52)	21.35
127. Texture drywall - heavy hand texture	218.82 SF	1.69	4.03	74.76	448.60	(4.67)	443.93
128. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	1.10	4.91	12.86	77.17	(5.69)	71.48
129. Blown-in insulation - 14" depth - R38	55.49 SF	1.74	8.49	21.02	126.06	(9.84)	116.22
130. Exterior door - metal - insulated / wood - High grade	1.00 EA	588.87	59.08	129.60	777.55	(102.74)	674.81
131. Door lockset & deadbolt - exterior	1.00 EA	84.64	6.62	18.24	109.50	(23.02)	86.48
132. Crown molding - 3 1/4" stain grade	22.92 LF	5.68	8.73	27.78	166.70	(10.12)	156.58
133. Mask and prep for paint - plastic, paper, tape (per LF)	19.92 LF	1.41	0.62	5.74	34.45	(2.15)	32.30
134. Stain & finish baseboard	19.92 LF	1.61	0.55	6.54	39.16	(1.91)	37.25
135. Seal/prime then paint the walls and ceiling (2 coats)*	218.82 SF	0.97	5.03	43.46	260.75	(17.51)	243.24
136. Stain & finish door/window trim & jamb (per side)	2.00 EA	42.20	1.72	17.22	103.34	(5.97)	97.37
137. Stain & finish door slab only (per side)	2.00 EA	60.26	2.44	24.58	147.54	(8.50)	139.04
138. Stain & finish crown molding	22.92 LF	1.72	0.63	8.00	48.05	(2.20)	45.85

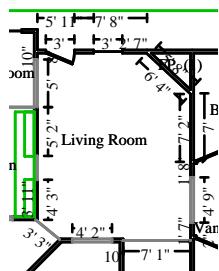


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CONTINUED - Entry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Entry			156.22	657.08	3,942.35	275.25	3,667.10



Living Room

Height: 8'

324.74 SF Walls	302.80 SF Ceiling
627.53 SF Walls & Ceiling	302.80 SF Floor
33.64 SY Flooring	40.71 LF Floor Perimeter
57.63 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 9" X 6' 8"

Opens into HALLWAY2

Missing Wall

7' 1" X 8'

Opens into ENTRY

Missing Wall - Goes to Floor

4' 2" X 6' 8"

Opens into OFFICE

Missing Wall

3' 3 1/8" X 8'

Opens into HALLWAY

Missing Wall - Goes to neither Floor/Ceiling

2' 6" X 4'

Opens into KITCHEN

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into DINING_ROOM

Window

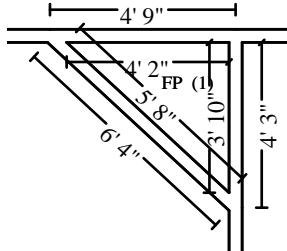
3' X 4' 6"

Opens into Exterior

Door

3' X 6' 8"

Opens into Exterior



Subroom: FP (1)

Height: 8'

108.93 SF Walls	7.94 SF Ceiling
116.87 SF Walls & Ceiling	7.94 SF Floor
0.88 SY Flooring	13.62 LF Floor Perimeter
13.62 LF Ceil. Perimeter	

DESCRIPTION

QUANTITY

UNIT PRICE

TAX

O&P

RCV

DEPREC.

ACV

139. Carpet pad	310.73 SF	0.60	18.58	41.00	246.02	(64.63)	181.39
140. Carpet	357.34 SF	3.52	117.53	275.06	1,650.43	(408.80)	1,241.63
141. Baseboard - 2 1/4" stain grade	54.33 LF	3.42	10.81	39.32	235.94	(12.53)	223.41
142. 1/2" drywall - hung, taped, ready for texture	744.40 SF	2.82	54.79	430.80	2,584.80	(63.52)	2,521.28
143. Mask per square foot for drywall work	310.73 SF	0.32	2.50	20.38	122.31	(2.90)	119.41
144. Texture drywall - heavy hand texture	744.40 SF	1.69	13.70	254.34	1,526.08	(15.88)	1,510.20



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CONTINUED - Living Room

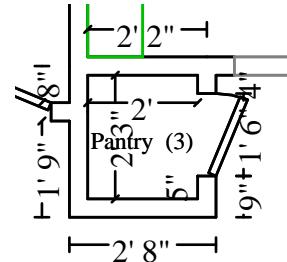
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
145. Batt insulation - 4" - R13 - paper / foil faced	143.00 SF	1.10	12.99	34.06	204.35	(15.06)	189.29
146. Blown-in insulation - 14" depth - R38	310.73 SF	1.74	47.53	117.64	705.84	(55.10)	650.74
147. Exterior door - metal - insulated - flush or panel style	1.00 EA	462.87	44.59	101.50	608.96	(77.54)	531.42
148. Door lockset & deadbolt - exterior	1.00 EA	84.64	6.62	18.24	109.50	(23.02)	86.48
149. Crown molding - 3 1/4" stain grade	71.24 LF	5.68	27.12	86.34	518.10	(31.44)	486.66
150. Mask and prep for paint - plastic, paper, tape (per LF)	54.33 LF	1.41	1.69	15.66	93.96	(5.87)	88.09
151. Stain & finish baseboard	54.33 LF	1.61	1.50	17.80	106.77	(5.22)	101.55
152. Seal/prime then paint the walls and ceiling (2 coats)*	744.40 SF	0.97	17.12	147.84	887.03	(59.55)	827.48
153. Stain & finish door/window trim & jamb (per side)	3.00 EA	42.20	2.57	25.84	155.01	(8.95)	146.06
154. Stain & finish door slab only (per side)	2.00 EA	60.26	2.44	24.58	147.54	(8.50)	139.04
155. Stain & finish crown molding	71.24 LF	1.72	1.97	24.90	149.40	(6.84)	142.56
Totals: Living Room		384.05		1,675.30	10,052.04	865.35	9,186.69

Hallway		Height: 8'
Master Closet	261.35 SF Walls	83.13 SF Ceiling
Office	344.48 SF Walls & Ceiling	83.13 SF Floor
	9.24 SY Flooring	31.33 LF Floor Perimeter
	39.33 LF Ceil. Perimeter	
Missing Wall	4' X 8'	Opens into KITCHEN
Missing Wall	3' 3 1/8" X 8'	Opens into LIVING_ROOM
Door	2' 6" X 6' 8"	Opens into LAUNDRY_ROOM
Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO



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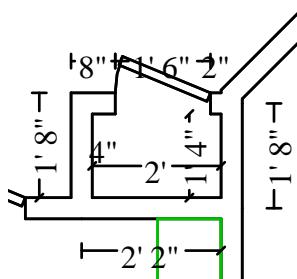


Door

Subroom: Pantry (3)

Height: 8'

58.00 SF Walls
62.50 SF Walls & Ceiling
0.50 SY Flooring
8.50 LF Cel. Perimeter

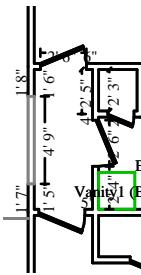


Door

Subroom: HallCloset (1)

Height: 8'

43.55 SF Walls
46.23 SF Walls & Ceiling
0.30 SY Flooring
6.69 LF Cel. Perimeter



Missing Wall - Goes to Floor

Subroom: Hallway2 (2)

Height: 8'

90.33 SF Walls
114.35 SF Walls & Ceiling
2.67 SY Flooring
21.50 LF Cel. Perimeter

Door

4' 9" X 6' 8"

Opens into LIVING_ROOM

Door

2' 6" X 6' 8"

Opens into BEDROOM_2

Door

2' 6" X 6' 8"

Opens into BATHROOM

Door

2' 6" X 6' 8"

Opens into BEDROOM_1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
156. Tile floor covering	114.32 SF	10.45	67.71	252.46	1,514.81	(117.75)	1,397.06
157. Baseboard - 2 1/4" stain grade	52.78 LF	3.42	10.50	38.20	229.21	(12.17)	217.04
158. 1/2" drywall - hung, taped, ready for texture	567.55 SF	2.82	41.77	328.46	1,970.72	(48.43)	1,922.29
159. Mask per square foot for drywall work	114.32 SF	0.32	0.92	7.50	45.00	(1.07)	43.93
160. Texture drywall - heavy hand texture	567.55 SF	1.69	10.44	193.92	1,163.52	(12.11)	1,151.41
161. Blown-in insulation - 14" depth - R38	114.32 SF	1.74	17.49	43.28	259.69	(20.27)	239.42
162. Interior door - birch - stain grade jamb & casing	2.00 EA	365.03	72.43	160.50	962.99	(125.97)	837.02
163. Door knob - interior	2.00 EA	41.72	4.92	17.66	106.02	(17.13)	88.89
164. Closet package - pantry / linen*	2.00 EA	169.78	23.38	72.60	435.54	(27.11)	408.43
165. Crown molding - 3 1/4" stain grade	76.03 LF	5.68	28.94	92.16	552.95	(33.55)	519.40

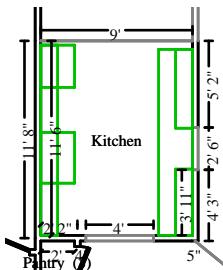


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CONTINUED - Hallway

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
166. Mask and prep for paint - plastic, paper, tape (per LF)	52.78 LF	1.41	1.64	15.20	91.26	(5.70)	85.56
167. Stain & finish baseboard	52.78 LF	1.61	1.46	17.30	103.74	(5.07)	98.67
168. Seal/prime then paint the walls and ceiling (2 coats)*	567.55 SF	0.97	13.05	112.72	676.29	(45.40)	630.89
169. Seal & paint closet shelving - pantry / linen*	2.00 EA	91.04	3.59	37.14	222.81	(12.49)	210.32
170. Stain & finish door/window trim & jamb (per side)	4.00 EA	42.20	3.43	34.44	206.67	(11.94)	194.73
171. Stain & finish door slab only (per side)	4.00 EA	60.26	4.89	49.18	295.11	(16.99)	278.12
172. Stain & finish crown molding	76.03 LF	1.72	2.10	26.58	159.45	(7.30)	152.15
Totals: Hallway		308.66		1,499.30	8,995.78	520.45	8,475.33



Kitchen

Height: 8'

202.10 SF Walls
305.26 SF Walls & Ceiling
11.46 SY Flooring
27.97 LF Cel. Perimeter

103.16 SF Ceiling
103.16 SF Floor
9.47 LF Floor Perimeter

Missing Wall - Goes to neither Floor/Ceiling **2' 6" X 4'**

Opens into LIVING_ROOM

Missing Wall **8' 11 5/8" X 8'**

Opens into DINING_ROOM

Missing Wall **4' X 8'**

Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
173. Tile floor covering	30.16 SF	10.45	17.86	66.62	399.65	(31.06)	368.59
174. Baseboard - 2 1/4" stain grade	9.47 LF	3.42	1.88	6.86	41.13	(2.18)	38.95
175. 1/2" drywall - hung, taped, ready for texture	305.26 SF	2.82	22.47	176.66	1,059.96	(26.05)	1,033.91
176. Mask per square foot for drywall work	103.16 SF	0.32	0.83	6.76	40.60	(0.96)	39.64
177. Texture drywall - heavy hand texture	305.26 SF	1.69	5.62	104.30	625.81	(6.51)	619.30
178. Blown-in insulation - 14" depth - R38	103.16 SF	1.74	15.78	39.06	234.34	(18.29)	216.05
179. Custom cabinets - base units - High grade	16.50 LF	403.89	695.74	1,471.98	8,831.91	(2,419.96)	6,411.95
180. Custom cabinets - wall units - 30" tall - High grade	20.00 LF	269.72	534.73	1,185.82	7,114.95	(1,859.92)	5,255.03
181. Countertop subdeck - plywood	33.00 SF	3.36	6.22	23.42	140.52	(7.22)	133.30

MULLICAN_STEPHEN

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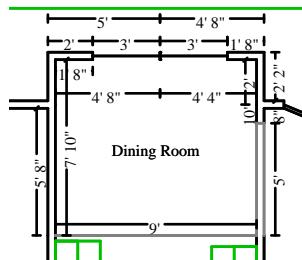


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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. Countertop - Tile	33.00 SF	22.00	27.32	150.66	903.98	(31.68)	872.30
183. Ceramic/porcelain tile (Backsplash)*	33.00 SF	12.24	19.20	84.62	507.74	(22.26)	485.48
184. Add-on for tile backsplash installation	33.00 SF	11.96	0.00	78.94	473.62	(0.00)	473.62
185. Crown molding - 3 1/4" stain grade	27.97 LF	5.68	10.65	33.92	203.44	(12.34)	191.10
186. Mask and prep for paint - plastic, paper, tape (per LF)	9.47 LF	1.41	0.29	2.74	16.38	(1.02)	15.36
187. Stain & finish baseboard	9.47 LF	1.61	0.26	3.12	18.63	(0.91)	17.72
188. Seal/prime then paint the walls and ceiling (2 coats)*	305.26 SF	0.97	7.02	60.62	363.74	(24.42)	339.32
189. Stain & finish crown molding	27.97 LF	1.72	0.77	9.78	58.66	(2.69)	55.97
Totals: Kitchen		1,366.64		3,505.88	21,035.06	4,467.47	16,567.59



Dining Room

Height: 8'

139.76 SF Walls
210.03 SF Walls & Ceiling
7.81 SY Flooring
24.64 LF Ceil. Perimeter

Window

3' X 4'

Opens into Exterior

Window

3' X 4'

Opens into Exterior

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into LIVING_ROOM

Missing Wall

8' 11 5/8" X 8'

Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
190. Tile floor covering	70.27 SF	10.45	41.62	155.18	931.12	(72.38)	858.74
191. Baseboard - 2 1/4" stain grade	19.64 LF	3.42	3.91	14.22	85.30	(4.53)	80.77
192. 1/2" drywall - hung, taped, ready for texture	210.03 SF	2.82	15.46	121.56	729.30	(17.92)	711.38
193. Mask per square foot for drywall work	70.27 SF	0.32	0.57	4.62	27.68	(0.66)	27.02
194. Texture drywall - heavy hand texture	210.03 SF	1.69	3.86	71.78	430.59	(4.48)	426.11
195. Batt insulation - 4" - R13 - paper / foil faced	46.00 SF	1.10	4.18	10.96	65.74	(4.85)	60.89
196. Blown-in insulation - 14" depth - R38	70.27 SF	1.74	10.75	26.62	159.64	(12.46)	147.18
197. Crown molding - 3 1/4" stain grade	24.64 LF	5.68	9.38	29.88	179.22	(10.87)	168.35

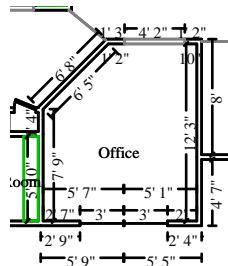


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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
198. Mask and prep for paint - plastic, paper, tape (per LF)	19.64 LF	1.41	0.61	5.66	33.96	(2.12)	31.84
199. Stain & finish baseboard	19.64 LF	1.61	0.54	6.42	38.58	(1.89)	36.69
200. Seal/prime then paint the walls and ceiling (2 coats)*	210.03 SF	0.97	4.83	41.70	250.26	(16.80)	233.46
201. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	49.26	1.93	20.08	120.53	(6.71)	113.82
202. Stain & finish door/window trim & jamb (per side)	2.00 EA	42.20	1.72	17.22	103.34	(5.97)	97.37
203. Stain & finish crown molding	24.64 LF	1.72	0.68	8.62	51.68	(2.37)	49.31
Totals: Dining Room		100.04		534.52	3,206.94	164.01	3,042.93



Office

Height: 8'

292.25 SF Walls
412.38 SF Walls & Ceiling
13.35 SY Flooring
43.13 LF Ceil. Perimeter

Window

3' X 4' 6"

Opens into Exterior

Window

3' X 4' 6"

Opens into Exterior

Missing Wall - Goes to Floor

4' 2" X 6' 8"

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
204. Carpet pad	120.13 SF	0.60	7.18	15.86	95.12	(24.99)	70.13
205. Carpet	138.15 SF	3.52	45.44	106.34	638.07	(158.04)	480.03
206. Baseboard - 2 1/4" stain grade	38.96 LF	3.42	7.75	28.20	169.19	(8.99)	160.20
207. 1/2" drywall - hung, taped, ready for texture	412.38 SF	2.82	30.35	238.66	1,431.92	(35.19)	1,396.73
208. Mask per square foot for drywall work	120.13 SF	0.32	0.97	7.88	47.29	(1.12)	46.17
209. Texture drywall - heavy hand texture	412.38 SF	1.69	7.59	140.90	845.41	(8.80)	836.61
210. Batt insulation - 4" - R13 - paper / foil faced	96.00 SF	1.10	8.72	22.86	137.18	(10.11)	127.07
211. Blown-in insulation - 14" depth - R38	120.13 SF	1.74	18.37	45.48	272.88	(21.30)	251.58
212. Crown molding - 3 1/4" stain grade	43.13 LF	5.68	16.42	52.28	313.68	(19.03)	294.65
213. Mask and prep for paint - plastic, paper, tape (per LF)	38.96 LF	1.41	1.21	11.22	67.36	(4.21)	63.15

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CONTINUED - Office

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
214. Stain & finish baseboard	38.96 LF	1.61	1.08	12.76	76.57	(3.74)	72.83
215. Seal/prime then paint the walls and ceiling (2 coats)*	412.38 SF	0.97	9.49	81.90	491.40	(32.99)	458.41
216. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	49.26	1.93	20.08	120.53	(6.71)	113.82
217. Stain & finish door/window trim & jamb (per side)	2.00 EA	42.20	1.72	17.22	103.34	(5.97)	97.37
218. Stain & finish crown molding	43.13 LF	1.72	1.19	15.08	90.45	(4.14)	86.31
Totals: Office		159.41		816.72	4,900.39	345.33	4,555.06



Laundry Room

Height: 8'

155.22 SF Walls
191.78 SF Walls & Ceiling
4.06 SY Flooring
24.20 LF Ceil. Perimeter

Door

2' 6" X 6' 8"

Opens into HALLWAY

Window

2' X 3'

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
219. Tile floor covering	36.56 SF	10.45	21.65	80.76	484.46	(37.66)	446.80
220. Baseboard - 2 1/4" stain grade	21.70 LF	3.42	4.32	15.70	94.23	(5.01)	89.22
221. 1/2" drywall - hung, taped, ready for texture	191.78 SF	2.82	14.12	110.98	665.92	(16.37)	649.55
222. Mask per square foot for drywall work	36.56 SF	0.32	0.29	2.40	14.39	(0.34)	14.05
223. Texture drywall - heavy hand texture	191.78 SF	1.69	3.53	65.52	393.16	(4.09)	389.07
224. Batt insulation - 4" - R13 - paper / foil faced	39.00 SF	1.10	3.54	9.28	55.72	(4.11)	51.61
225. Blown-in insulation - 14" depth - R38	36.56 SF	1.74	5.59	13.84	83.04	(6.48)	76.56
226. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
227. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46
228. Custom cabinets - wall units - 30" tall - High grade	5.83 LF	269.72	155.87	345.68	2,074.02	(542.17)	1,531.85
229. Mask and prep for paint - plastic, paper, tape (per LF)	21.70 LF	1.41	0.67	6.26	37.53	(2.34)	35.19



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CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
230. Stain & finish baseboard	21.70 LF	1.61	0.60	7.10	42.64	(2.08)	40.56
231. Seal/prime then paint the walls and ceiling (2 coats)*	191.78 SF	0.97	4.41	38.08	228.52	(15.34)	213.18
232. Stain & finish door/window trim & jamb (per side)	3.00 EA	42.20	2.57	25.84	155.01	(8.95)	146.06
233. Stain & finish door slab only (per side)	2.00 EA	60.26	2.44	24.58	147.54	(8.50)	139.04
Totals: Laundry Room		258.28		835.10	5,010.69	724.98	4,285.71



Master Bedroom

Height: 8'

421.00 SF Walls	217.50 SF Ceiling
638.50 SF Walls & Ceiling	217.50 SF Floor
24.17 SY Flooring	55.17 LF Floor Perimeter
60.17 LF Cel. Perimeter	

Door	2' 6" X 6' 8"	Opens into MASTER_BATHR
Door	2' 6" X 6' 8"	Opens into HALLWAY
Window	3' X 4' 6"	Opens into Exterior
Window	3' X 4' 6"	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
234. Carpet pad	217.50 SF	0.60	13.01	28.70	172.21	(45.24)	126.97
235. Carpet	250.13 SF	3.52	82.27	192.56	1,155.29	(286.15)	869.14
236. Baseboard - 2 1/4" stain grade	55.17 LF	3.42	10.98	39.94	239.60	(12.73)	226.87
237. 1/2" drywall - hung, taped, ready for texture	638.50 SF	2.82	46.99	369.52	2,217.08	(54.49)	2,162.59
238. Mask per square foot for drywall work	217.50 SF	0.32	1.75	14.28	85.63	(2.03)	83.60
239. Texture drywall - heavy hand texture	638.50 SF	1.69	11.75	218.18	1,309.00	(13.62)	1,295.38
240. Batt insulation - 4" - R13 - paper / foil faced	211.00 SF	1.10	19.17	50.26	301.53	(22.23)	279.30
241. Blown-in insulation - 14" depth - R38	217.50 SF	1.74	33.27	82.36	494.08	(38.57)	455.51
242. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
243. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46
244. Mask and prep for paint - plastic, paper, tape (per LF)	55.17 LF	1.41	1.71	15.90	95.40	(5.96)	89.44

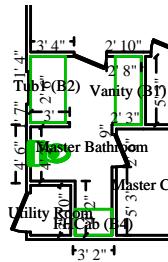


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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
245. Stain & finish baseboard	55.17 LF	1.61	1.52	18.06	108.40	(5.30)	103.10
246. Seal/prime then paint the walls and ceiling (2 coats)*	638.50 SF	0.97	14.69	126.82	760.86	(51.08)	709.78
247. Stain & finish door/window trim & jamb (per side)	4.00 EA	42.20	3.43	34.44	206.67	(11.94)	194.73
Totals: Master Bedroom		279.22		1,280.10	7,680.26	620.88	7,059.38



Master Bathroom

Height: 8'

364.42 SF Walls
446.88 SF Walls & Ceiling
9.16 SY Flooring
50.50 LF Cel. Perimeter

82.46 SF Ceiling
82.46 SF Floor
19.00 LF Floor Perimeter

Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO
Window	2' 6" X 2' 6"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into MASTER_CLOSE

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
248. Tile floor covering	58.46 SF	10.45	34.62	129.10	774.63	(60.21)	714.42
249. Baseboard - 2 1/4" stain grade	19.00 LF	3.42	3.78	13.76	82.52	(4.38)	78.14
250. 1/2" water rock (greenboard) hung, taped ready for texture	446.88 SF	2.93	38.54	269.58	1,617.48	(44.69)	1,572.79
251. Mask per square foot for drywall work	82.46 SF	0.32	0.66	5.42	32.47	(0.77)	31.70
252. Texture drywall - heavy hand texture	446.88 SF	1.69	8.22	152.68	916.13	(9.53)	906.60
253. Batt insulation - 4" - R13 - paper / foil faced	182.00 SF	1.10	16.53	43.34	260.07	(19.17)	240.90
254. Blown-in insulation - 14" depth - R38	82.46 SF	1.74	12.61	31.22	187.31	(14.62)	172.69
255. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
256. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46
257. Vanity with granite or marble top	5.25 LF	483.09	230.11	553.26	3,319.59	(800.39)	2,519.20
258. Custom cabinets - full height units - High grade	2.83 LF	586.57	175.56	367.12	2,202.67	(610.66)	1,592.01
259. Custom cabinets - wall units - 30" tall - High grade	2.25 LF	269.72	60.16	133.42	800.45	(209.24)	591.21
260. Medicine cabinet	1.00 EA	187.04	18.29	41.06	246.39	(63.60)	182.79

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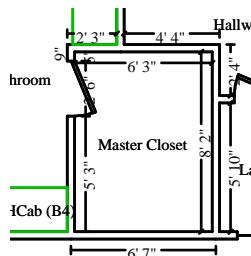


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CONTINUED - Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
261. Tile tub surround - up to 60 SF	1.00 EA	1,200.96	49.35	250.08	1,500.39	(57.21)	1,443.18
262. Tile - soap dish	1.00 EA	25.77	1.25	5.42	32.44	(1.44)	31.00
263. Toilet paper holder	1.00 EA	25.90	1.42	5.46	32.78	(4.95)	27.83
264. Towel bar	1.00 EA	28.63	1.74	6.06	36.43	(6.04)	30.39
265. Mask and prep for paint - plastic, paper, tape (per LF)	19.00 LF	1.41	0.59	5.48	32.86	(2.05)	30.81
266. Stain & finish baseboard	19.00 LF	1.61	0.52	6.22	37.33	(1.82)	35.51
267. Seal/prime then paint the walls and ceiling (2 coats)*	446.88 SF	0.97	10.28	88.76	532.51	(35.75)	496.76
268. Stain & finish door/window trim & jamb (per side)	3.00 EA	42.20	2.57	25.84	155.01	(8.95)	146.06
269. Stain & finish door slab only (per side)	2.00 EA	60.26	2.44	24.58	147.54	(8.50)	139.04
Totals: Master Bathroom		707.92		2,246.94	13,481.51	2,035.51	11,446.00



Master Closet

Height: 8'

214.00 SF Walls
51.04 SF Ceiling
265.04 SF Walls & Ceiling
51.04 SF Floor
5.67 SY Flooring
26.33 LF Floor Perimeter
28.83 LF Ceil. Perimeter

Door

2' 6" X 6' 8"

Opens into MASTER_BATHR

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
270. Carpet pad	51.04 SF	0.60	3.05	6.74	40.41	(10.62)	29.79
271. Carpet	58.70 SF	3.52	19.31	45.18	271.11	(67.15)	203.96
272. Baseboard - 2 1/4" stain grade	26.33 LF	3.42	5.24	19.06	114.35	(6.07)	108.28
273. 1/2" drywall - hung, taped, ready for texture	265.04 SF	2.82	19.51	153.38	920.30	(22.62)	897.68
274. Mask per square foot for drywall work	51.04 SF	0.32	0.41	3.34	20.08	(0.48)	19.60
275. Texture drywall - heavy hand texture	265.04 SF	1.69	4.88	90.56	543.36	(5.65)	537.71
276. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	1.10	4.91	12.86	77.17	(5.69)	71.48
277. Blown-in insulation - 14" depth - R38	51.04 SF	1.74	7.81	19.32	115.94	(9.05)	106.89
278. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
279. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46

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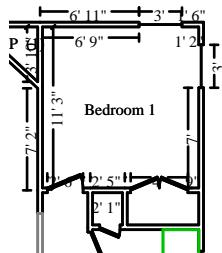


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CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
280. Organized closet shelving	51.04 SF	11.12	31.52	119.82	718.90	(36.54)	682.36
281. Mask and prep for paint - plastic, paper, tape (per LF)	26.33 LF	1.41	0.82	7.58	45.53	(2.84)	42.69
282. Stain & finish baseboard	26.33 LF	1.61	0.73	8.62	51.74	(2.53)	49.21
283. Seal/prime then paint the walls and ceiling (2 coats)*	265.04 SF	0.97	6.10	52.64	315.83	(21.20)	294.63
284. Stain & finish door/window trim & jamb (per side)	2.00 EA	42.20	1.72	17.22	103.34	(5.97)	97.37
285. Seal & paint closet shelving - single shelf - Large closet	2.00 EA	68.65	1.65	27.80	166.75	(5.75)	161.00
Totals: Master Closet		146.34	673.20	4,039.32	273.70	3,765.62	



Bedroom 1

Height: 8'

284.33 SF Walls
407.15 SF Walls & Ceiling
13.65 SY Flooring
44.33 LF Ceil. Perimeter

Window

3' X 4' 6"

Opens into Exterior

Door

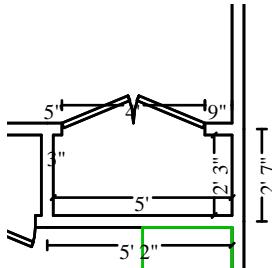
2' 6" X 6' 8"

Opens into HALLWAY2

Window

3' X 4' 6"

Opens into Exterior



Subroom: Closet1 (1)

Height: 8'

89.33 SF Walls
100.58 SF Walls & Ceiling
1.25 SY Flooring
14.50 LF Ceil. Perimeter

Door

4' X 6' 8"

Opens into BEDROOM_1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
286. Carpet pad	134.06 SF	0.60	8.02	17.68	106.14	(27.88)	78.26
287. Carpet	154.17 SF	3.52	50.71	118.68	712.07	(176.37)	535.70
288. Baseboard - 2 1/4" stain grade	48.33 LF	3.42	9.62	34.98	209.89	(11.15)	198.74

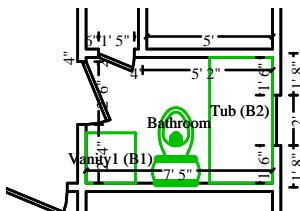


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CONTINUED - Bedroom 1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
289. 1/2" drywall - hung, taped, ready for texture	507.73 SF	2.82	37.37	293.84	1,763.01	(43.33)	1,719.68
290. Mask per square foot for drywall work	134.06 SF	0.32	1.08	8.80	52.78	(1.25)	51.53
291. Texture drywall - heavy hand texture	507.73 SF	1.69	9.34	173.48	1,040.88	(10.83)	1,030.05
292. Batt insulation - 4" - R13 - paper / foil faced	187.00 SF	1.10	16.99	44.54	267.23	(19.70)	247.53
293. Blown-in insulation - 14" depth - R38	134.06 SF	1.74	20.50	50.76	304.52	(23.77)	280.75
294. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
295. Interior double door - birch - pre-hung unit	1.00 EA	464.62	44.79	101.88	611.29	(77.89)	533.40
296. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46
297. Door dummy knob - interior	2.00 EA	25.88	2.84	10.92	65.52	(9.88)	55.64
298. Closet shelf and rod package	5.00 LF	19.93	3.35	20.62	123.62	(3.89)	119.73
299. Mask and prep for paint - plastic, paper, tape (per LF)	48.33 LF	1.41	1.50	13.94	83.59	(5.22)	78.37
300. Stain & finish baseboard	48.33 LF	1.61	1.33	15.82	94.96	(4.64)	90.32
301. Seal/prime then paint the walls and ceiling (2 coats)*	507.73 SF	0.97	11.68	100.84	605.02	(40.62)	564.40
302. Stain & finish door/window trim & jamb (per side)	4.00 EA	42.20	3.43	34.44	206.67	(11.94)	194.73
303. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	49.26	1.93	20.08	120.53	(6.71)	113.82
304. Seal & paint closet shelving - single shelf	1.00 EA	52.54	0.56	10.62	63.72	(1.96)	61.76
Totals: Bedroom 1		263.72	1,161.00	6,965.95	548.57	6,417.38	



Bathroom

Height: 8'

166.56 SF Walls
203.64 SF Walls & Ceiling
4.12 SY Flooring
24.83 LF Ceil. Perimeter

37.08 SF Ceiling
37.08 SF Floor
6.95 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into HALLWAY2

Window

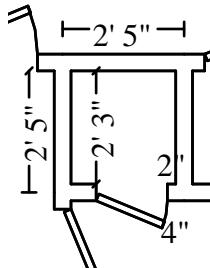
2' X 3'

Opens into Exterior



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Subroom: Closet (1)

Height: 8'

59.89 SF Walls
64.58 SF Walls & Ceiling
0.52 SY Flooring
8.67 LF Cel. Perimeter

4.69 SF Ceiling
4.69 SF Floor
7.25 LF Floor Perimeter

Door

1' 5" X 6' 8"

Opens into BATHROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
305. Tile floor covering	25.27 SF	10.45	14.97	55.82	334.86	(26.03)	308.83
306. Baseboard - 2 1/4" stain grade	14.20 LF	3.42	2.83	10.28	61.67	(3.28)	58.39
307. 1/2" water rock (greenboard) hung, taped ready for texture	268.22 SF	2.93	23.13	161.80	970.81	(26.82)	943.99
308. Mask per square foot for drywall work	41.77 SF	0.32	0.34	2.74	16.45	(0.39)	16.06
309. Texture drywall - heavy hand texture	268.22 SF	1.69	4.94	91.64	549.87	(5.72)	544.15
310. Batt insulation - 4" - R13 - paper / foil faced	57.00 SF	1.10	5.18	13.58	81.46	(6.00)	75.46
311. Blown-in insulation - 14" depth - R38	41.77 SF	1.74	6.39	15.82	94.89	(7.41)	87.48
312. Interior door - birch - stain grade jamb & casing	2.00 EA	365.03	72.43	160.50	962.99	(125.97)	837.02
313. Door knob - interior	2.00 EA	41.72	4.92	17.66	106.02	(17.13)	88.89
314. Vanity with granite or marble top	2.00 LF	483.09	87.66	210.78	1,264.62	(304.91)	959.71
315. Custom cabinets - wall units - 30" tall - High grade	2.25 LF	269.72	60.16	133.42	800.45	(209.24)	591.21
316. Medicine cabinet	1.00 EA	187.04	18.29	41.06	246.39	(63.60)	182.79
317. Closet package - hall/linen (4 shelves 3' wide)	2.00 EA	169.78	23.38	72.60	435.54	(27.11)	408.43
318. Tile tub surround - up to 60 SF	1.00 EA	1,200.96	49.35	250.08	1,500.39	(57.21)	1,443.18
319. Tile - soap dish	1.00 EA	25.77	1.25	5.42	32.44	(1.44)	31.00
320. Toilet paper holder	1.00 EA	25.90	1.42	5.46	32.78	(4.95)	27.83
321. Towel bar	1.00 EA	28.63	1.74	6.06	36.43	(6.04)	30.39
322. Mask and prep for paint - plastic, paper, tape (per LF)	14.20 LF	1.41	0.44	4.08	24.54	(1.53)	23.01
323. Stain & finish baseboard	14.20 LF	1.61	0.39	4.66	27.91	(1.36)	26.55
324. Seal/prime then paint the walls and ceiling (2 coats)*	268.22 SF	0.97	6.17	53.28	319.62	(21.46)	298.16
325. Stain & finish door/window trim & jamb (per side)	5.00 EA	42.20	4.29	43.06	258.35	(14.92)	243.43
326. Stain & finish door slab only (per side)	4.00 EA	60.26	4.89	49.18	295.11	(16.99)	278.12
327. Seal & paint closet shelving - linen closet	2.00 EA	91.04	3.59	37.14	222.81	(12.49)	210.32

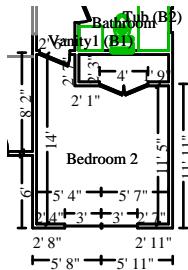
Totals: Bathroom

398.15 **1,446.12** **8,676.40** **962.00** **7,714.40**



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Bedroom 2

Height: 8'

330.31 SF Walls	132.81 SF Ceiling
463.12 SF Walls & Ceiling	132.81 SF Floor
14.76 SY Flooring	43.33 LF Floor Perimeter
49.83 LF Cel. Perimeter	

Window

3' X 4' 6"

Opens into Exterior

Window

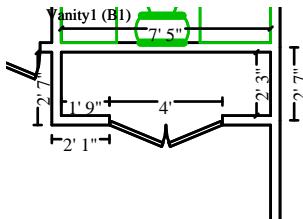
3' X 4' 6"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into HALLWAY2



Subroom: Closet2 (1)

Height: 8'

128.00 SF Walls	16.69 SF Ceiling
144.69 SF Walls & Ceiling	16.69 SF Floor
1.85 SY Flooring	15.33 LF Floor Perimeter
19.33 LF Cel. Perimeter	

Door

4' X 6' 8"

Opens into BEDROOM_2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
328. Carpet pad	149.50 SF	0.60	8.94	19.72	118.36	(31.10)	87.26
329. Carpet	171.93 SF	3.52	56.55	132.36	794.10	(196.69)	597.41
330. Baseboard - 2 1/4" stain grade	58.67 LF	3.42	11.67	42.48	254.80	(13.53)	241.27
331. 1/2" drywall - hung, taped, ready for texture	607.81 SF	2.82	44.74	351.74	2,110.50	(51.87)	2,058.63
332. Mask per square foot for drywall work	149.50 SF	0.32	1.20	9.80	58.84	(1.40)	57.44
333. Texture drywall - heavy hand texture	607.81 SF	1.69	11.18	207.68	1,246.06	(12.97)	1,233.09
334. Batt insulation - 4" - R13 - paper / foil faced	344.00 SF	1.10	31.25	81.94	491.59	(36.23)	455.36
335. Blown-in insulation - 14" depth - R38	149.50 SF	1.74	22.87	56.60	339.60	(26.51)	313.09
336. Interior door - birch - stain grade jamb & casing	1.00 EA	365.03	36.22	80.24	481.49	(62.98)	418.51
337. Interior double door - birch - pre-hung unit	1.00 EA	464.62	44.79	101.88	611.29	(77.89)	533.40
338. Door knob - interior	1.00 EA	41.72	2.46	8.84	53.02	(8.56)	44.46
339. Door dummy knob - interior	2.00 EA	25.88	2.84	10.92	65.52	(9.88)	55.64
340. Closet shelf and rod package	7.42 LF	19.93	4.97	30.58	183.43	(5.77)	177.66
341. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.41	1.82	16.90	101.44	(6.34)	95.10
342. Stain & finish baseboard	58.67 LF	1.61	1.62	19.22	115.30	(5.63)	109.67
343. Seal/prime then paint the walls and ceiling (2 coats)*	607.81 SF	0.97	13.98	120.72	724.28	(48.62)	675.66
344. Stain & finish door/window trim & jamb (per side)	4.00 EA	42.20	3.43	34.44	206.67	(11.94)	194.73

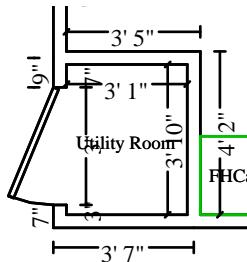


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CONTINUED - Bedroom 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
345. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	49.26	1.93	20.08	120.53	(6.71)	113.82
346. Seal & paint closet shelving - single shelf	1.00 EA	52.54	0.56	10.62	63.72	(1.96)	61.76
Totals: Bedroom 2		303.02		1,356.76	8,140.54	616.58	7,523.96



Utility Room

Height: 8'

90.67 SF Walls
102.49 SF Walls & Ceiling
1.31 SY Flooring
13.83 LF Ceil. Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
347. 1/2" drywall - hung, taped, ready for texture	102.49 SF	2.82	7.54	59.30	355.86	(8.75)	347.11
348. Batt insulation - 4" - R13 - paper / foil faced	45.00 SF	1.10	4.09	10.72	64.31	(4.74)	59.57
349. Blown-in insulation - 14" depth - R38	11.82 SF	1.74	1.81	4.48	26.86	(2.10)	24.76
350. Exterior door - metal - insulated - flush or panel style	1.00 EA	462.87	44.59	101.50	608.96	(77.54)	531.42
351. Door lockset & deadbolt - exterior	1.00 EA	84.64	6.62	18.24	109.50	(23.02)	86.48
352. Stain & finish door/window trim & jamb (per side)	2.00 EA	42.20	1.72	17.22	103.34	(5.97)	97.37
353. Stain & finish door slab only (per side)	2.00 EA	60.26	2.44	24.58	147.54	(8.50)	139.04
Totals: Utility Room		68.81		236.04	1,416.37	130.62	1,285.75

Attic

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
354. Stairway - disappearing (folding) / attic access ladder	1.00 EA	366.80	24.77	78.32	469.89	(86.16)	383.73



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CONTINUED - Attic

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Attic			24.77	78.32	469.89	86.16	383.73
Total: Interior			8,173.77	31,804.70	190,826.32	22,709.56	168,116.76

Total: Dwelling	12,672.23	61,371.98	368,229.52	32,276.56	335,952.96
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Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
355. Stairway labor minimum	1.00 EA	18.56	0.00	3.72	22.28	(0.00)	22.28
Totals: Labor Minimums Applied			0.00	3.72	22.28	0.00	22.28
Line Item Totals: MULLICAN_STEPHEN			12,968.05	62,541.70	375,247.81	32,276.56	342,971.25

Grand Total Areas:

3,988.07 SF Walls	2,224.40 SF Ceiling	6,212.48 SF Walls and Ceiling
2,224.40 SF Floor	247.16 SY Flooring	449.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	604.96 LF Ceil. Perimeter
2,224.40 Floor Area	2,358.77 Total Area	4,038.74 Interior Wall Area
1,522.23 Exterior Wall Area	291.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Dwelling

Line Item Total	299,738.06
Material Sales Tax	12,968.05
Subtotal	312,706.11
Overhead	31,270.85
Profit	31,270.85
Replacement Cost Value	\$375,247.81
Less Depreciation	(32,276.56)
Actual Cash Value	\$342,971.25
Net Claim	\$342,971.25
Total Recoverable Depreciation	32,276.56
Net Claim if Depreciation is Recovered	\$375,247.81

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (11.5%)	Manuf. Home Tax (11.5%)	Storage Rental Tax (11.5%)
Line Items	31,270.85	31,270.85	12,968.05	0.00	0.00
Total	31,270.85	31,270.85	12,968.05	0.00	0.00



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Recap by Room

Estimate: MULLICAN_STEPHEN

Area: Main	1,906.82	0.64%
General	3,627.37	1.21%
Area Subtotal: Main	5,534.19	1.85%
Area: Dwelling		
Safety/OSHA	25,204.64	8.41%
Temporary Repairs	244.90	0.08%
Roof	24,500.72	8.17%
Debris Removal	16,629.80	5.55%
Framing	30,763.89	10.26%
Soffit, Fascia & Gutters	16,719.47	5.58%
Siding	10,583.57	3.53%
Windows	10,423.31	3.48%
Storm Door	362.59	0.12%
Paint	7,904.57	2.64%
Area: Interior	3,749.87	1.25%
Cleaning	8,682.60	2.90%
Electrical	13,305.01	4.44%
Lights	3,678.72	1.23%
Plumbing	15,435.44	5.15%
HVAC	15,740.93	5.25%
Fireplace	5,169.42	1.72%
Entry	3,129.05	1.04%
Living Room	7,992.69	2.67%
Hallway	7,187.82	2.40%
Kitchen	16,162.54	5.39%
Dining Room	2,572.38	0.86%
Office	3,924.26	1.31%
Laundry Room	3,917.31	1.31%
Master Bedroom	6,120.94	2.04%
Master Bathroom	10,526.65	3.51%
Master Closet	3,219.78	1.07%
Bedroom 1	5,541.23	1.85%
Bathroom	6,832.13	2.28%
Bedroom 2	6,480.76	2.16%
Utility Room	1,111.52	0.37%
Attic	366.80	0.12%
Area Subtotal: Interior	150,847.85	50.33%



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Area Subtotal: Dwelling	294,185.31	98.15%
Labor Minimums Applied	18.56	0.01%
Subtotal of Areas	299,738.06	100.00%
Total	299,738.06	100.00%

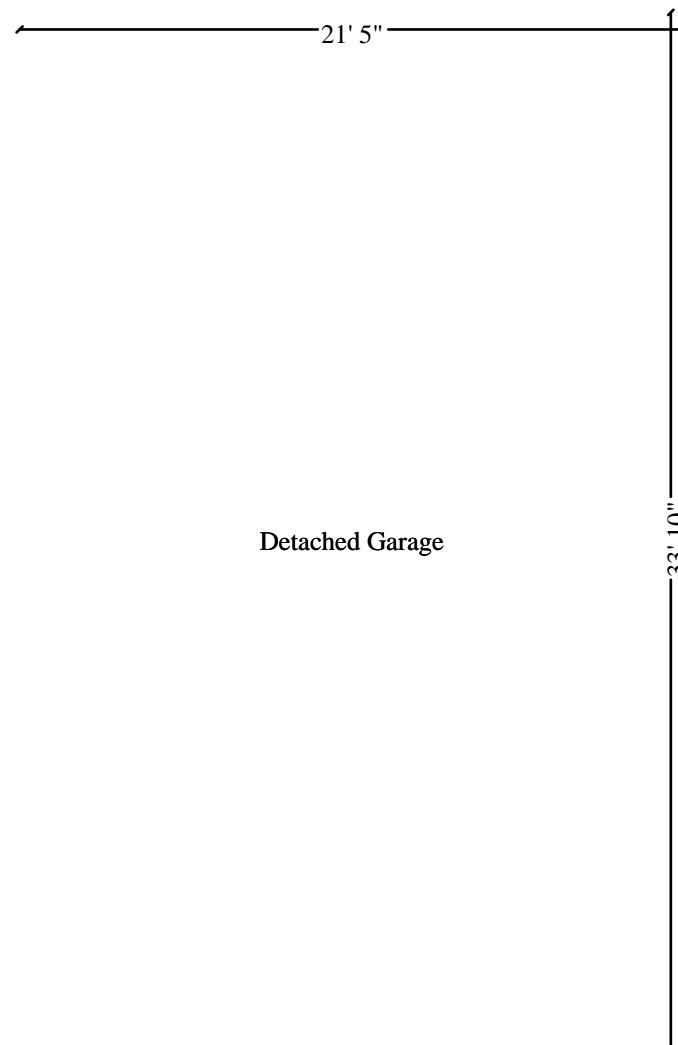


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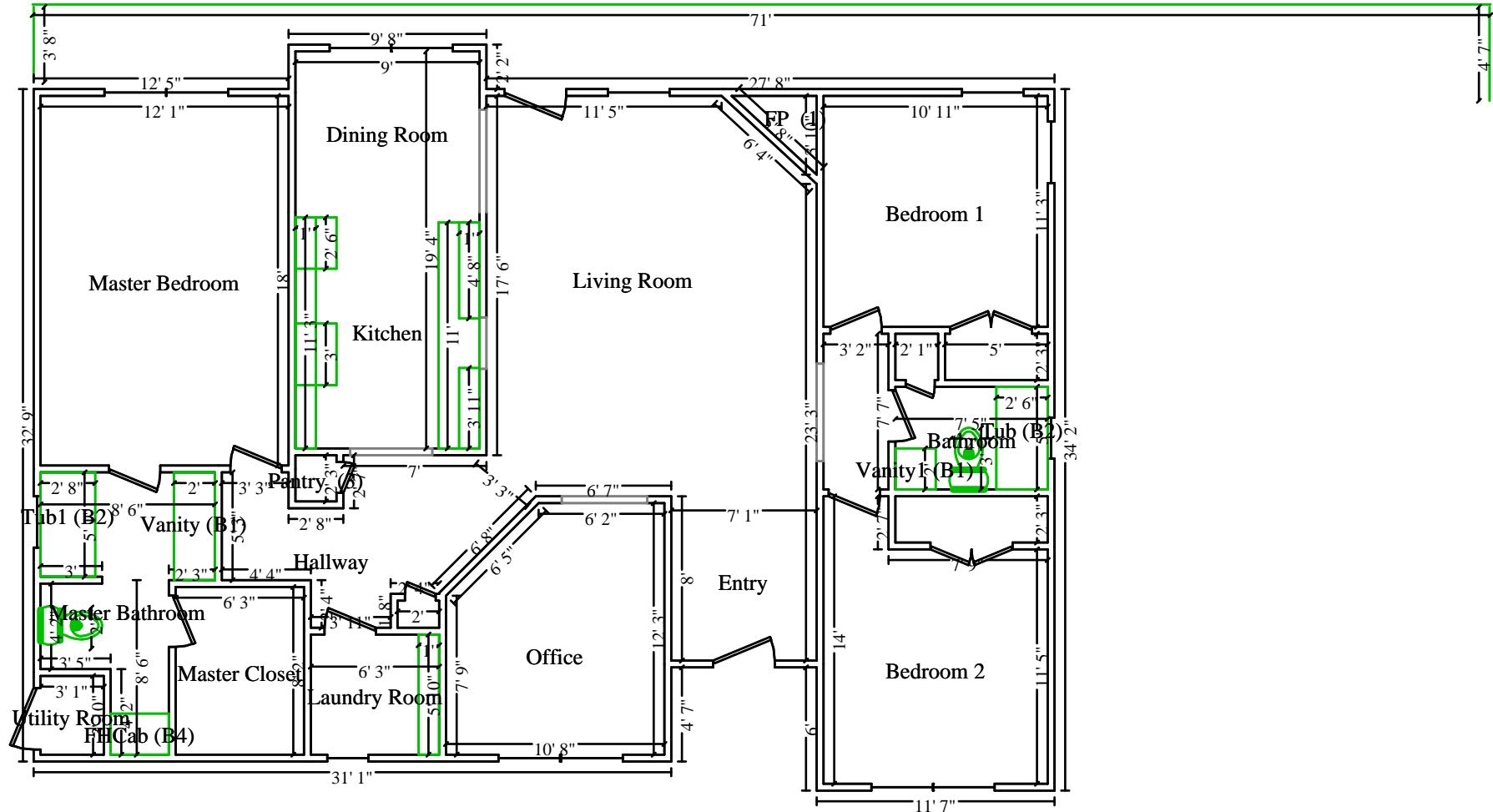
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Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
CABINETRY	20,381.27	7,083.69	13,297.58
CLEANING	8,151.18		8,151.18
CONCRETE & ASPHALT	1,588.94	443.70	1,145.24
GENERAL DEMOLITION	20,306.13		20,306.13
DOORS	6,456.74	1,154.62	5,302.12
DRYWALL	25,127.16	607.47	24,519.69
ELECTRICAL	12,750.18	1,158.10	11,592.08
ELECTRICAL - SPECIAL SYSTEMS	819.23	107.60	711.63
HEAVY EQUIPMENT	1,009.44		1,009.44
FLOOR COVERING - CARPET	4,568.86	1,497.66	3,071.20
FLOOR COVERING - CERAMIC TILE	4,081.03	402.24	3,678.79
PERMITS AND FEES	2,856.82		2,856.82
FINISH CARPENTRY / TRIMWORK	6,406.21	452.36	5,953.85
FINISH HARDWARE	883.70	196.42	687.28
FIREPLACES	5,169.42	1,428.13	3,741.29
FRAMING & ROUGH CARPENTRY	30,763.89	1,588.03	29,175.86
HEAT, VENT & AIR CONDITIONING	15,740.93	3,141.66	12,599.27
INSULATION	7,961.60	783.89	7,177.71
LABOR ONLY	6,844.80		6,844.80
LIGHT FIXTURES	3,678.72	664.78	3,013.94
PLUMBING	15,435.44	2,401.31	13,034.13
PAINTING	21,018.38	1,786.84	19,231.54
ROOFING	21,274.79	2,688.02	18,586.77
SCAFFOLDING	1,538.64		1,538.64
SIDING	8,681.73	697.10	7,984.63
SOFFIT, FASCIA, & GUTTER	16,230.15	1,161.65	15,068.50
STAIRS	385.36	86.16	299.20
TILE	4,088.94	178.46	3,910.48
TEMPORARY REPAIRS	2,932.67		2,932.67
WINDOWS - ALUMINUM	9,084.37	2,267.98	6,816.39
WINDOW TREATMENT	1,338.94	298.69	1,040.25
WATER EXTRACTION & REMEDIATION	12,182.40		12,182.40
O&P Items Subtotal	299,738.06	32,276.56	267,461.50
Material Sales Tax	12,968.05		12,968.05
Overhead	31,270.85		31,270.85
Profit	31,270.85		31,270.85
Total	375,247.81	32,276.56	342,971.25



Other Structures



Interior